

041.A

0003

0011.2

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

864,700 / 864,700

USE VALUE:

864,700 / 864,700

ASSESSED:

864,700 / 864,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
11		CORNELL ST, ARLINGTON

**OWNERSHIP**

Unit #: 2

Owner 1: ASNANI AARTI &amp;

Owner 2: DUBOIS-RANDE ANTOINE

Owner 3:

Street 1: 11 CORNELL STREET #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y  
Postal: 02474 Type:**PREVIOUS OWNER**

Owner 1: GRENHAM GAVIN STONE LLC -

Owner 2: -

Street 1: 32 PINEWOOD RD

Twn/City: WELLESLEY

St/Prov: MA Cntry  
Postal: 02482**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Vinyl Exterior and 1975 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7363																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	864,700			864,700		317288
							GIS Ref
							GIS Ref
							Insp Date
							05/30/18

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**USER DEFINED**

Prior Id # 1:	28044
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	22:09:00
LAST REV Date	Time
05/30/18	08:57:11
danam	
16230	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	864,700	0	.	.	864,700		Year end	12/23/2021
2021	102	FV	839,500	0	.	.	839,500		Year End Roll	12/10/2020
2020	102	FV	826,900	0	.	.	826,900	826,900	Year End Roll	12/18/2019
2019	102	FV	739,300	0	.	.	739,300	739,300	Year End Roll	1/3/2019
2018	102	FV	654,700	0	.	.	654,700	654,700	Year End Roll	12/20/2017
2017	102	FV	597,400	0	.	.	597,400	597,400	Year End Roll	1/3/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRENHAM GAVIN S	67099-481		4/15/2016		679,000	No	No		
LOPEZ GILDA J,	65287-557		4/29/2015		656,000	No	No	2 Family Sale	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/16/2015	746	Manual	169,000	6/16/2015				Replace windows, k	5/30/2018	Measured	DGM	D Mann
									3/8/2017	SQ Returned	EMK	Ellen K
									2/18/2016	NEW CONDO	PC	PHIL C

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - ArchiveProArling apro 2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 99 - Condo Conv		Full Bath: 1	Rating: Very Good	A Bath:	Rating:	Master Deed 66477-82.											
Sty Ht: 1H - 1 & 1/2 Sty		3/4 Bath: 1	Rating: Very Good	A 3QBth:	Rating:												
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:												
Foundation: 2 - Conc. Block		OthrFix: 1	Rating: Very Good														
Frame: 1 - Wood		Kits: 1	Rating: Very Good	1st Res Grid   Desc: Line 1   # Units 1													
Prime Wall: 4 - Vinyl		A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Sec Wall:	%	Fpl:	Rating:														
Roof Struct: 1 - Gable		WSFlue:	Rating:	Other													
Roof Cover: 1 - Asphalt Shgl		Upper															
Color: GRAY		Lvl 2															
View / Desir:		Lvl 1															
<b>GENERAL INFORMATION</b>				<b>CONDO INFORMATION</b>				<b>RESIDENTIAL GRID</b>				<b>SKETCH</b>					
Grade: C+ - Average (+)		Location:															
Year Blt: 1924	Eff Yr Blt:	Total Units:															
Alt LUC:	Alt %:	Floor: 2 - 2nd Floor															
Jurisdct: G17	Fact: .	% Own: 53.000000000															
Const Mod:		Name:															
Lump Sum Adj:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD		Phys Cond: VG - Very Good		4.6 %		Exterior:		No Unit		RMS	BRS	FL					
Prim Int Wal 2 - Plaster		Functional:		%		Interior:		1		5	2						
Sec Int Wall:		Economic:		%		Additions:		1		6	2						
Partition: T - Typical		Special:		%		Kitchen:											
Prim Floors: 4 - Carpet		Override:		%		Baths:											
Sec Floors:		Total:		4.6 %		Plumbing:											
Bsmnt Flr: 12 - Concrete		Basic \$ / SQ: 305.00				Electric:											
Subfloor:		Size Adj.: 1.18164551				Heating:											
Bsmnt Gar:		Const Adj.: 0.98010004				General:		Totals		2	11	4					
Electric: 3 - Typical		Adj \$ / SQ: 353.230															
Insulation: 2 - Typical		Other Features: 87093															
Int vs Ext: S		Grade Factor: 1.10															
Heat Fuel: 1 - Oil		NBHD Inf: 1.04999995															
Heat Type: 3 - Forced H/W		NBHD Mod:															
# Heat Sys: 1		LUC Factor: 1.00															
% Heated: 100	% AC: 100	Adj Total: 906354															
Solar HW: NO	Central Vac: NO	Depreciation: 41692															
% Com Wal	% Sprinkled	Depreciated Total: 864662															
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 041.A-0003-0011.2													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					